

## **PART IX – SIGN REGULATIONS**

### **SECTION 95        RESERVED**

### **SECTION 96        SIGNS, GENERAL REGULATIONS**

- (1) Unless otherwise stated, a development permit is required for all signs. Signs for which a development permit is required shall comply with the sign regulations. Where a development permit is not required by Part IX, except as otherwise specified, signs must comply with the sign regulations.
- (2) All signs requiring a development permit shall follow the development permit process as specified in Section 8.
- (3) The following signs do not require a development permit and are not subject to the sign regulations:
  - (a) signs not exceeding 0.09 m<sup>2</sup> (1 ft<sup>2</sup>) in area and bearing only property numbers, postbox numbers, names of occupants of premises, or other identification of premises not having commercial connotations;
  - (b) flags and insignia of any government except when displayed in connection with commercial promotion;
  - (c) legal notices;
  - (d) identification, information, or directional signs erected, maintained or required by government bodies;
  - (e) integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;
  - (f) signs, no more than 0.19 m<sup>2</sup> (2 ft<sup>2</sup>) in area, that direct and guide traffic and parking on private parking lots and driveways, and signs providing essential public information with respect to the site on which the sign is located, including but not limited to “No Trespassing” and “Beware of Dog” signs, but bearing no advertising matter;
  - (g) one (1) sign on internal sites, or two (2) signs on corner sites advertising a property for sale or rent or other household property for sale may be displayed on the property to which it pertains during the time the property is being offered for sale or rent, to a maximum of one (1) week after the sale or rental agreement has been

finalized. Such signs shall be a maximum of 0.6 m<sup>2</sup> (6.5 ft<sup>2</sup>) and shall be placed or erected no closer than 3 m (9.8 ft) to a public right-of-way;

- (h) in all land use districts, security signs which are part of a security system, as long as each sign is no more than 0.09 m<sup>2</sup> (1 ft<sup>2</sup>) in area and if the sign is self-supporting, no more than 1 m (3.3 ft) in height;
  - (i) a neighbourhood identification sign which is located on private property or on public property if the sign:
    - (i) is required by a development agreement; or
    - (ii) has the written approval of the City's General Manager of Planning and Infrastructure.
  - (j) in the R-3 District, a canopy or under-canopy sign which identifies a multi-unit building and does not have commercial connotations; and
  - (k) any other sign, which, in the opinion of the Development Officer, is similar in nature to those signs listed in 2(a) to (j) above.
- (4) Signage on road rights-of-way (as defined in the *Traffic Bylaw*) is regulated under the City of Spruce Grove *Traffic Bylaw*, as amended.
  - (5) For any sign within the sight triangle of a corner lot, the minimum distance between grade and the base of the sign face shall be 3.05 m (10 ft).
  - (6) No sign shall be of a size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads or lanes abutting or within the site.
  - (7) No sign shall be located as to, in the opinion of the Development Officer, hinder the movement of pedestrians using adjacent sidewalks, walkways, or roads.
  - (8) Quality, aesthetic character and finish of sign construction shall be to the satisfaction of the Development Officer. All supporting structures visible to the public should be finished in a professional and aesthetically pleasing manner compatible with surrounding structures.
  - (9) Except as otherwise specified in this Bylaw, the maximum sign face area of any sign shall be 35 m<sup>2</sup> (376.7 ft<sup>2</sup>).
  - (10) Where, in the opinion of the Development Officer, a proposed sign in a commercial or industrial district could be objectionable to a resident in an

adjacent district, the Development Officer may impose such other requirements or conditions which, in the opinion of the Development Officer, are necessary to protect the interests of the residents.

- (11) Flashing, animated, or interiorly illuminated signs shall not be permitted where, in the opinion of the Development Officer, they will interfere with or obstruct a motor vehicle driver's vision or interfere with the driver's interpretation of traffic signs or traffic signal lights.
- (12) All signs require written permission from the owner(s) of the property upon which the sign is to be located prior to approval of a development permit application.
- (13) Except as allowed elsewhere in this Bylaw, signs are not permitted in residential districts.
- (14) A development permit is required for all fascia signs, wall signs, roof signs, projecting signs, and banners proposed within the Highway 16A Corridor Overlay District and all signs shall comply with the regulations under Section 133. Notwithstanding the fact that a sign is a permitted use, the Development Officer shall impose such conditions as are necessary to give effect to the recommendations contained in the *Highway 16A Corridor Enhancement Study*.
- (15) The erection of campaign signs for federal, provincial, municipal, school board, or health authority elections, as regulated by the *Elections Canada Act* or the *Local Authorities Election Act*, is permitted on public or private properties without a development permit for no more than thirty (30) days, or such other time as regulated under provincial or federal legislation, subject to compliance with the following:
  - (a) approval for the placement of election signs within transportation rights-of-way must be obtained as per the City of Spruce Grove *Traffic Bylaw*, as amended;
  - (b) any signs placed upon private property shall not:
    - (i) conflict with traffic, parking, loading or any walkway;
    - (ii) obstruct any traffic control device; and
    - (iii) be attached to any traffic sign posts, utility poles, stands or equipment.
  - (c) any sign located in a residential area shall not be illuminated, animated or flashing;

- (d) signs shall not be placed upon the City Hall site or street frontage;
  - (e) all signs shall be removed within three (3) days after the election date;
  - (f) removal of signs is the responsibility of the person or party on whose behalf the signs were erected;
  - (g) the consent of the property owner(s) or occupant(s) is obtained;
  - (h) the sign face area is 3 m<sup>2</sup> (32 ft<sup>2</sup>) or less;
  - (i) the topmost edge of a self-supporting sign shall not exceed 2.2 m (7.2 ft) above grade; and
  - (j) the Development Officer maintains the right to require the removal or correction of any sign that does not comply with the requirements of Section 96(15).
- (16) Traffic signs and related traffic signals are governed by the City of Spruce Grove *Traffic Bylaw*, as amended.
- (17) The municipality may erect banners or other types of signs as part of an area or citywide beautification program, or relating to special events.

## **SECTION 97            NUMBER OF SIGNS PER SITE**

- (1) Except as specified elsewhere in the Bylaw, one (1) permanent self-supporting sign shall be allowed for each 90 m (295.3 ft) or portion thereof of street frontage per site. Notwithstanding the above, the minimum distance between two (2) permanent self-supporting signs on a site shall be 85 m (278.9 ft). Where special circumstances warrant, a lesser distance may be allowed at the discretion of the Development Officer.
- (2) Except as specified elsewhere in this Bylaw, on a site that is considered a corner lot by the Development Officer, each street frontage may have permanent self-supporting signs in accordance with Section 97(1).
- (3) A permanent self-supporting sign:
- (a) shall be landscaped;
  - (b) shall not present a hazard to vehicle or pedestrian traffic, as addressed in other sections of this Bylaw;

- (c) shall not be located within a road right-of-way, as defined in the City of Spruce Grove *Traffic Bylaw*; and
  - (d) shall not compromise the parking requirements as designated in the Land Use Bylaw for the site on which the sign is located.
- (4) Except as specified elsewhere in this Bylaw:
- (a) one (1) temporary sign may be allowed per street frontage of a site, in addition to any permitted permanent self-supporting signs, as long as the temporary sign complies with the relevant section(s) of this Bylaw; or
  - (b) one (1) changeable copy sign may be allowed per street frontage of a site, in addition to any other permitted permanent self-supporting signs, as long as the changeable copy sign is not located within 10 m (32.8 ft) of any permanent self-supporting sign and the changeable copy sign complies with the relevant section(s) of this Bylaw.

**SECTION 98                      SIGNS WHICH, AS A FREESTANDING STRUCTURE OR SEPARATE LAND USE, REQUIRE A DEVELOPMENT PERMIT**

- (1) Freestanding Sign
- (a) A freestanding sign is a permitted use in all commercial, industrial and institutional land use districts.
  - (b) One (1) freestanding sign per site may be allowed as a discretionary use in the P-1 District.
  - (c) In the R-3 and R-MHC Residential Districts, one identification and site information sign, not to exceed 2 m (6.6 ft) in height and 3 m<sup>2</sup> (32 ft<sup>2</sup>) in sign face area, is permitted on each street frontage for each site.
  - (d) The maximum height of any freestanding sign:
    - (i) shall not exceed 4.5 m (14.8 ft) from grade in the C-1, C-2 and C-4 Commercial Districts, unless the sign is located on a major arterial roadway, in which case the sign shall not exceed 9.1 m (29.9 ft) from grade; or
    - (ii) shall not exceed 9.1 m (29.9 ft) from grade in all other non-residential districts.

- (e) The total sign face area of a freestanding sign shall not exceed 0.3 m<sup>2</sup> (3.2 ft<sup>2</sup>) in area for each meter of street frontage of the developed site, to a maximum of 17 m<sup>2</sup> (183 ft<sup>2</sup>). The area of a freestanding sign face may be exceeded by no more than ten percent (10%) for the purposes of providing an area of changeable copy.
  - (f) Notwithstanding Section 98(1)(e), a freestanding sign located in the Highway 16A Corridor Overlay District may be permitted to have a greater sign face area if it meets the regulations of Section 133.
  - (g) Freestanding signs shall not project to within 1 m (3.3 ft) of a property line or 2 m (6.6 ft) from overhead utility lines.
- (2) Changeable Copy Sign
- (a) A self-supporting changeable copy sign face shall not exceed a maximum of 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in area.
  - (b) A self-supporting changeable copy sign shall not exceed 2 m (6.6 ft) from grade and the sign face shall be a minimum of 1 m (3.3 ft) above grade.
  - (c) A self-supporting changeable copy sign shall not be located on the same site frontage as a temporary sign.

**SECTION 99                      SIGNS WHICH ARE ATTACHED TO BUILDINGS AND DO NOT REQUIRE A DEVELOPMENT PERMIT**

- (1) Fascia Signs and Wall Signs
- (a) Fascia signs and wall signs are a permitted use in all non-residential land use districts.
  - (b) A fascia sign or wall sign does not require a development permit if it is not located in the Highway 16A Corridor Overlay District and if it complies with the requirements of this Section.
  - (c) One (1) fascia sign is allowed for the principal exterior wall of a building or structure to indicate the name and nature of the occupancy for each unit or use within a development. The sign shall not exceed a height of 1.5 m (4.9 ft) and a horizontal dimension greater than the length of the building or unit which the proprietor's sign identifies. The sign itself shall not exceed thirty percent (30%) of the building face or unit which the sign identifies.

- (d) Notwithstanding the above, where an exterior wall faces residences, no illuminated, flashing or animated fascia or wall sign is permitted.
- (e) In developments containing more than two (2) storeys, fascia signs shall only be permitted on the building face below the third storey.
- (f) A fascia sign and a wall sign may be placed on the principal wall of a building if the total sign coverage does not exceed thirty percent (30%) of the wall face.
- (g) A wall sign shall not project more than 0.1 m (0.3 ft) from the wall and shall not project above the roof or parapet.
- (h) A wall sign shall not exceed an area of more than forty-five percent (45%) of the wall to which it is attached.
- (i) Any identification wall sign with non-illuminated letters not exceeding 0.075 m (0.25 ft) in height nor 0.4 m<sup>2</sup> (4.3 ft<sup>2</sup>) in sign face area is permitted in addition to other signs on the building or structure.

(2) Projecting Sign

- (a) A projecting sign is a permitted use in all non-residential land use districts and does not require a development permit if it is not located in the Highway 16A Corridor Overlay District and if it complies with the requirements of this Section.
- (b) The maximum sign face area for a projecting sign is 9 m<sup>2</sup> (96.9 ft<sup>2</sup>).
- (c) A projecting sign shall not rise more than 0.3 m (1 ft) above the roofline for a flat roofed building or the eave line for all other buildings.
- (d) Projecting signs shall be designed and supported by a system sufficient to ensure that the sign does not collapse or fall to the ground.
- (e) No projecting sign shall be erected so that there is less than 2.8 m (9 ft) clearance between the bottom of the sign and the surface below it.

(3) Roof Sign

- (a) A roof sign is a permitted use in the C-3, M-1 and BP – 1 Land Use Districts. A roof sign shall not require a development permit if it is not located in the Highway 16A Corridor Overlay District and if it complies with the requirements of this Section.
  - (b) Notwithstanding the above, a roof sign may be allowed as a discretionary use in the C-1 District if the site fronts on First Avenue. The sign shall be considered in terms of compatibility of colour, style and design with the building on which the sign is located and with the surrounding streetscape.
  - (c) A roof sign shall not exceed one-third of the height of the building, and the total height of the building and roof sign shall not exceed the maximum building height allowed in the district
  - (d) No portion of a roof sign shall overhang the roof on which it is located.
  - (e) A roof sign shall be designed and supported by a system sufficient to ensure that the sign does not collapse or fall to the ground.
  - (f) All supporting structures visible to the public shall be finished in a neat, clean manner compatible with the building to which it is attached.
- (4) Canopy and Under-canopy Sign
- (a) Canopy and under-canopy signs are a permitted use in all land use districts except residential districts, subject to Section 96(3)(j). A canopy or under-canopy sign does not require a development permit if it complies with the requirements of this Section.
  - (b) Canopy and under-canopy signs shall have a clearance of not less than 2.8 m (9 ft) between the bottom of the canopy and the sidewalk, walkway or ground level.

**SECTION 100 PORTABLE AND TEMPORARY SIGNS WHICH REQUIRE A DEVELOPMENT PERMIT**

- (1) Balloon Signs
- (a) A balloon sign is a discretionary use in the C-3, BP-1, and M-1 Land Use Districts for a period of time as specified by the Development Officer as a condition of the development permit, up to a maximum of four (4) months. After the approval period is over, the sign must be removed for a period of not less than eight (8) months.

- (b) Notwithstanding Section 100(1)(a), as an alternative, a development permit for one (1) balloon sign per site may be issued for a period up to a maximum of one (1) year.
  - (c) A balloon sign shall not exceed 7.62 m (25 ft) in height.
  - (d) A ground-mounted balloon sign shall not exceed the maximum building height allowed in the district
  - (e) The total height of the building and a structure or roof-mounted balloon sign shall not exceed the maximum building height allowed in the district.
  - (f) A balloon sign shall not be located within a minimum distance of 200 m (656 ft) from any other balloon sign on the same side of a roadway.
  - (g) Balloon signs mounted on a ground surface shall be located a minimum of 1 m (3.3 ft) from the property boundaries for internal sites and 6 m (19.7 ft) from all property boundaries for corner lots.
- (2) Temporary Portable Sign
- (a) A temporary portable sign is a permitted use in all land use districts except residential districts.
  - (b) Subject to Section 96(9), the size of a temporary portable sign shall be at the discretion of the Development Officer, taking into account the location, purpose and orientation of the sign, up to a maximum sign face area of 4.5 m<sup>2</sup> (48.4 ft) and a maximum height of 3.05 m (10 ft) above grade (including the trailer and wheels).
  - (c) If the sign is located within a required setback, the sign shall not interfere with or damage any required landscaping.
  - (d) A temporary portable sign shall not be located on the same site frontage as an A-Board sign.
  - (e) Only one (1) temporary portable sign shall be allowed at any one time on each street frontage of a site, subject to the following:
    - (i) the sign shall not be located in a manner that creates a traffic hazard;

- (ii) the sign shall not project beyond the boundary of the site on which it is located;
- (iii) the sign shall not be located within road right-of-way or on any other public property;
- (iv) the sign shall not be located within 3 m (9.8 ft) of a permanent self-supporting sign on the same site;
- (v) the sign shall be removed when the designated time period, activity or use for which the portable sign was erected has ceased. The prescribed time period shall be designated as a condition of the development permit but shall not exceed ninety (90) days;
- (vi) after the approval period is over, the sign must be removed and no other temporary sign shall be permitted on the site frontage for a period of at least fifteen (15) days;
- (vii) notwithstanding Section 100(2)(e)(v) and (vi), as an alternative, a development permit for one (1) portable sign per street frontage may be issued for a period up to a maximum of one (1) year; and
- (viii) notwithstanding Subsection 100(2)(a), on a corner lot where special circumstances warrant, the Development Officer may allow two (2) temporary portable signs to be located on one (1) site frontage only instead of one (1) temporary portable sign on each site frontage.

(3) **Billboard**

- (a) A billboard sign is a discretionary use in the U-R District.
- (b) Billboard signs are permitted only on quarter sections fronting on Highway 16.
  - (i) Only one (1) billboard sign shall be allowed per quarter section, notwithstanding the fact that the quarter section may be subdivided.
  - (ii) Notwithstanding (i), up to two (2) billboards are allowed on the quarter section described as NW1/4 of Section 11, Township 53, West 4 Meridian.

- (c) A billboard sign shall not be located within a distance of 300 m (984 ft) from any other billboard sign on the same side of a roadway.
- (d) The development permit for a billboard sign shall be valid for a period of not more than one (1) year. When land that is within 150 m (492 ft) of the billboard sign is redistricted or is being developed to an urban standard, the billboard sign use shall discontinue.
- (e) A billboard sign shall be positioned so that it does not obstruct the horizon line when it is viewed from vehicular traffic traveling past it from any direction.
- (f) A billboard sign shall be located a minimum of 10 m (32.8 ft) from any freestanding sign.
- (g) A billboard sign shall not project beyond the boundary of the site on which it is located.
- (h) No part of any billboard sign that is highway oriented and within 200 m (656 ft) of the edge of the pavement shall be more than 7.5 m (24.6 ft) above the grade of the highway or 15 m (49.2 ft) above the grade of the site of the sign, whichever is lowest.
- (i) Billboard signs shall comply with the following:
  - (i) the area around the sign shall be landscaped and kept clean; and
  - (ii) where the back of the sign is visible, it shall be painted or otherwise covered to present a neat and clean appearance.

(4) Developer Marketing Sign

- (a) A developer marketing sign is a permitted use in all land use districts and must comply with the following:
  - (i) the sign is self-supporting;
  - (ii) the sign shall not exceed 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in sign face area or 3 m (9.8 ft) in height;
  - (iii) the sign is located in the applicable subdivision only or on the site that is being marketed; and
  - (iv) there are no more than two (2) developer marketing signs per site.

(5) Development Directional Sign

- (a) A development directional sign is a permitted use in all land use districts and must comply with the following:
  - (i) the sign must be self-supporting;
  - (ii) in residential districts, the sign shall not exceed 1.5 m<sup>2</sup> (16.1 ft<sup>2</sup>) in sign face area and 3 m (9.8 ft) in height; in all other land use districts, the sign shall not exceed 2.97 m<sup>2</sup> (32 ft<sup>2</sup>) in sign face area and 3 m (9.8 ft) in height;
  - (iii) the sign shall be located a minimum of 30.5 m (100 ft) from any arterial road intersection; and
  - (iv) no more than two (2) development directional signs shall be allowed per site frontage and a development directional sign shall not be located within a minimum distance of 90 m (295 ft) from any other development directional sign on the same side of a roadway.

**SECTION 101 PORTABLE AND TEMPORARY SIGNS NOT REQUIRING A DEVELOPMENT PERMIT**

(1) Construction Site Identification Sign

- (a) One (1) construction site identification sign per site is a permitted use in all land use districts and no development permit is required if it complies with the following:
  - (i) the sign is self-supporting;
  - (ii) the sign face area does not exceed 5 m<sup>2</sup> (53.8 ft<sup>2</sup>); and
  - (iii) the sign is erected for a period of time less than eighteen (18) months from the date of issuance of the building permit for the construction on the site.

(2) Garage Sale Sign

- (a) Garage sale signs may be erected only on the site of the garage sale and on designated Garage Sale Post-It signs erected by the City and do not require a development permit.
- (b) Garage sale signs on residential lots shall not be displayed for a period of more than seven (7) consecutive days.

(3) Election Sign

See Section 96.

(4) Banners

(a) A banner is a permitted use in all non-residential land use districts.

(b) A banner does not require a development permit if it is not located in the Highway 16A Corridor Overlay District and if it complies with the following:

(i) no more than one (1) banner is permitted per building or structure;

(ii) the banner shall not be located so as to interfere with pedestrian movement, to obstruct existing signage, or to interfere with or obstruct a motor vehicle driver's vision or interpretation of traffic signs or traffic signal lights; and

(iii) the banner shall be removed when the designated time period, activity or use for which the banner was erected has ceased. However, a banner shall be removed before the prescribed time period is over if the banner is significantly damaged by the elements or by vandalism.

(5) A-Board Sign

(a) A-Board signs are a permitted use within Industrial and Commercial Districts and no development permit is required if:

(i) the sign does not exceed 0.3 m<sup>2</sup> (3.2 ft<sup>2</sup>) in sign face area;

(ii) only one (1) A-Board sign is allowed per site frontage; and

(iii) the sign shall be removed when a temporary sign for which a development permit has been issued is located on the same site frontage.

(b) Notwithstanding the above, a development permit may be issued for an A-board sign greater than 0.3 m<sup>2</sup> (3.2 ft<sup>2</sup>) to a maximum sign face area of 0.8 m<sup>2</sup> (8.6 ft<sup>2</sup>). The sign shall remain in place for a period of time not exceeding ninety (90) days. After the approval period is over, the sign must be removed and no other A-Board

sign shall be permitted on the site frontage for at least fifteen (15) days.

- (c) On a site with business frontage adjacent and parallel to a private sidewalk, one additional A-Board Sign may be located on the sidewalk in front of each business or tenant fronting on the sidewalk.

## **SECTION 102 ENFORCEMENT AND PENALTIES**

- (1) Any sign for which a development permit was issued under the previous sign regulations, and which does not comply with these sign regulations, is considered a legal non-conforming use and may remain in place unless:
  - (a) the sign does not meet the conditions of the development permit; or
  - (b) the sign is considered to be in bad repair, dilapidated, damaged or abandoned.

- (2) Any sign which, under the previous sign regulations:

- (a) did not require a development permit, and
- (b) complied with the *Guidelines For On-Site and Off-Site Signage Within the City of Spruce Grove*,

is considered a legal non-conforming use and may remain in place, even if the sign does not comply with these sign regulations, unless the sign is considered to be in bad repair, dilapidated, damaged or abandoned.

- (3) Where a sign:

- (a) was installed prior to the adoption of these sign regulations;
- (b) is not considered a legal non-conforming use pursuant to Sections 102(1) or 102(2); and
- (c) does not comply with these sign regulations,

A stop order may be issued pursuant to Section 645 of the Municipal Government Act. Failure to comply with the terms of the stop order shall result in removal of the sign by the City, at the sign owner's expense.

- (4) Where a temporary or portable sign is installed after these sign regulations have come into effect, and the sign:

- (a) does not comply with the sign regulations; and/or

- (b) is still in place after the expiry date of the development permit, enforcement procedures may commence.
- (5) The City may release a sign upon payment of a penalty fee, as set out in the Planning and Development Schedule of Fees, plus any expenses associated with the City's removal of the sign. If a sign is not claimed within seven (7) days, the sign becomes the property of the City.
- (6) Each sign must have the sign owner's identification clearly visible on the sign face.
- (7) Where a development permit has been issued for a sign, and the sign does not comply with the condition(s) of the development permit, a stop order may be issued pursuant to Section 645 of the *Municipal Government Act* and shall remain in effect until the non-compliance issues have been resolved or a variance to the condition(s) has been granted.
- (8) A sign may be added to or altered without requiring a new development permit, to the extent that the sign face area and/or the height of the sign shall not exceed the maximum sign face area or sign height allowed under these sign regulations.
- (9) Where a sign is in bad repair, dilapidated, damaged or abandoned and/or the area around the sign is overgrown or unsightly due to garbage and weeds, a notice of warning may be sent to the sign applicant and copied to the sign owner and property owner. The sign applicant or designate has fourteen (14) days from the date of the notice to:
- (a) repair or remove the sign;
  - (b) correct any unsafe conditions relating to the sign;
  - (c) repair or replace any individual panels on a sign; and/or
  - (d) restore the immediate area of the sign.
- After the fourteen (14) days, if the necessary corrective actions have not been taken, a stop order for the sign may be issued pursuant to Section 645 of the *Municipal Government Act*. Failure to comply with the terms of the stop order shall result in removal of the sign by the City, at the sign applicant's expense.
- (10) A sign shall be considered in bad repair, dilapidated, damaged or abandoned if the sign:

- (a) no longer correctly identifies a business, products or services;
  - (b) is unreadable;
  - (c) no longer serves the purpose for which it was originally intended;
  - (d) is tilted at an angle that might pose a hazard to vehicular or pedestrian traffic;
  - (e) has peeling paint over more than fifty percent (50%) of one sign face; and/or
  - (f) has rotting wood, cracked boards, projecting nails and/or unstable support.
- (11) Any sign within a Direct Control District, shall be considered a discretionary use and shall be regulated as per Section 131.
- (12) Pursuant to Section 646(1) of the *Municipal Government Act*, if a person fails or refuses to comply with an order directed to him/her under Section 645 of the *Act*, the City may, in accordance with Section 542, enter on the land or building and take any action necessary to carry out the order.
- (13) Pursuant to Section 23, an appeal may be made against an order issued under PART V.